

DATE: May 28, 2019**FILE:** 3360-20/RZ 3C 18**TO:** Chair and Directors
Electoral Areas Services Committee**FROM:** Russell Dyson
Chief Administrative OfficerSupported by Russell Dyson
Chief Administrative Officer**R. Dyson****RE:** Proposed Zoning Bylaw Amendment – Forbidden Plateau Road (Fry / Taylor)
Puntledge – Black Creek (Electoral Area C)
Lot 4, Block 249, Comox District, Plan EPP11657, PID 028-704-550**Purpose**

To provide the requested additional information in consideration of the proposed rezoning of a property along Forbidden Plateau Road.

Recommendation from the Chief Administrative Officer:

THAT the board deny application RZ 3C 18 (Fry/Taylor) to rezone Lot 4, Block 249, Comox District, Plan EPP11657, PID 028-704-550 (Forbidden Plateau Road), which would have enabled subdivision to create four hectare parcels.

Executive Summary

- The property owners are applying to rezone the subject property from Rural Twenty (RU-20) to a new zone that would allow for a four hectare minimum lot area so the lot could be subdivided into four parcels.
- The Electoral Areas Services Committee (EASC) previously considered this application at its meetings on July 9 and September 17, 2018 and lastly at their meeting of April 15, 2019, when the EASC adopted the following resolution:

“THAT proposed Zoning Bylaw Amendment Application RZ 3C 18 to rezone Lot 4, Block 249, Comox District, Plan EPP11657, be referred to the Area C Advisory Planning Commission.”

- The Area C Advisory Planning Commission (APC) met on May 16, 2019, and recommended the application be refused while citing concerns with densification, fire protection, effect of water availability on downstream lots, among other items.
- In response, the applicant has requested the EASC delay consideration of the application until further information can be provided concerning the points raised by the APC (Appendix A).
- The above recommendation is based on the previous staff report and the comments and recommendation of the Area C APC.

Prepared by:

J. MacLean

Jodi MacLean, MCIP, RPP
Rural Planner

Concurrence:

T. Trieu

Ton Trieu, MCIP, RPP
Manager of Planning Services

Concurrence:

S. Smith

Scott Smith, MCIP, RPP
General Manager of
Planning and Development
Services Branch**Stakeholder Distribution (Upon Agenda Publication)**

Applicant	✓
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Appendix A – “Letter from agent Colin Burrridge P.Eng, BCLS, CLS, dated May 28, 2019”



*J.E. Anderson and Associates
1250 F Cedar Street
Campbell River, BC V9W 2W5
Ph: 250-287-4865 Fax: 250-287-9502*

Our File: 120-072

May 28, 2019

Comox Valley Regional District
Planning and Development Services Branch
600 Comox Road
Courtenay, BC, V9N 3P6

Attn: Jodi MacLean

RE: Proposal for Re-Zoning

*Lot 4, Block 249, Comox District, Plan EPP11657 – Forbidden Plateau Road
Registered Owners: Fry, Taylor
CVRD File: 3360-20/RZ3C18*

I, Colin Burridge, agent for the owners, at this time would like to request a hold on our rezoning application. We would like additional time to address issues brought up at the recent Area C Advisory Planning Commission meeting held on May 16, 2019. We wish to defer until late 2019, if we have compiled all the information before then, we will provide you with an update. If this time frame is not acceptable, please indicate what would be appropriate.

Please feel free to contact our office at your convenience with any questions or comments you may have.

Sincerely;

A handwritten signature in blue ink that reads 'Colin Burridge'.

Colin Burridge P.Eng, BCLS,CLS

*cc. Jim Fry
120-072CVRD4.doc*